

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAHP1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.10168** Parcel number(s): **131503211006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Chapman House**
- 6. Current Building Name: **Jensen House**
- 7. Building Address: **644 Pratt Street**
- 8. Owner Name: **Jensen, James R & Roxane J Jensen**
- Owner Organization:
- Owner Address: **644 Pratt St**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of SW ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490931 mE** **4446677 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 1 Less E 112 Ft Blk 30**
 Addition: **Longmont Original Town** Year of addition: **1872**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 32 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Asphalt**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
The residence at 644 Pratt Street is a 1.5 story rectangular-shaped wood frame dwelling, which measures 32' N-S (across) by 24' E-W (deep), and with a 16' N-S by 12' E-W shed-roofed addition at the north end of the east (rear) elevation. Located at the southeast corner of Pratt Street and Longs Peak Avenue, the modest dwelling is supported by a low painted green concrete foundation. The exterior walls are clad with green asphalt shingle siding, while the moderately-pitched side-gabled roof is covered with grey asphalt shingles. Painted white rafter ends are exposed beneath the eaves, and a short brick chimney is located on the roof ridge.
- A vertically-oriented single-light fixed-pane picture window penetrates the façade wall, to the north of the entry door on the west elevation. The original house's windows, otherwise, are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. The shed-roofed rear addition is penetrated on its east elevation by two 1x1 horizontal sliding windows in wood frames. A stained natural brown solid wood door, with one small upper sash light, leads into the house from a 3-step concrete porch which extends across nearly the full length of the façade. The porch is enclosed by a black wrought iron railing, and is covered by a low-pitched hipped roof supported by black wrought iron posts. A rear entry door, covered by a white synthetic storm door, enters the shed-roofed rear addition from a 2-step rounded concrete stoop on the east elevation. The rear stoop and an adjacent concrete patio, are covered by fiberglass awning supported by black wrought iron supports.**

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Late 19th And Early 20th Century American Movements**
 Building type:
23. Landscape or special setting features: **This property is located at the southeast corner of Pratt Street and Longs Peak Avenue, in Longmont's historic residential West Side neighborhood. The property features planted grass front and back yards, and a wide side yard to the north of the house. The property appears well-maintained, and is nicely landscaped. A concrete driveway extends along the south side of the house.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
 Describe: **A wood frame garage is located a short distance southeast of the house. It has a concrete foundation, and green asphalt shingle exterior wall cladding. The garage is covered by an unusual cambered roof, hidden behind a gabled false front on the west front) elevation. The roof is covered with rolled black asphalt roofing material. Two 4-light windows penetrate the garage's north elevation; two other 4-light windows penetrate the east elevation. A painted white wood-paneled overhead garage door, located on the west elevation, opens onto a concrete driveway which extends along the south side of the house to Pratt Street.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1901** Actual:
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum. Sanborn Fire Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Gertrude M. Chapman**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.**
29. Construction history:
Town of Longmont water rent collection records and Sanborn Insurance maps indicate that the original portion of this dwelling was built circa 1901. The small original dwelling measured approximately just 16' N-S (across) by 24' E-W (deep). Sanborn maps further indicate that between 1918 and 1930, an addition was built onto the south (side) elevation, approximately doubling the size of the original dwelling. (More precisely, the building was altered circa 1925, according to the water rent records.) Another possibility is that the earlier dwelling was razed altogether, and a new dwelling was erected in its place. The garage was also built between 1918 and 1930, probably in conjunction with the addition to the house. The home's asphalt shingle siding probably dates to the 1950s.
30. Original location: Moved: Date of move(s):

Architectural Inventory Form

Page 4 of 8

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence; former "Bachelor Hall"**

35. Historical background:

Longmont water rent records, city directories, and Sanborn Insurance maps indicate that this property was first developed with the construction of a small two-room dwelling in 1901. Mrs. Gertrude M. "Gertie" Chapman is listed in the water records as the property's owner into the early 1920s. She was presumably a widow. In the years prior to 1920, Mrs. Chapman operated the dwelling as a "Bachelor Hall," a boardinghouse for single men. During some of these years, Gertrude Chapman is listed as residing in Longmont. In 1903, for example, she and Clarence Chapman (presumably her son) were residing nearby at 630 Pratt Street. In later years she is listed as residing on West 28th Avenue in Denver.

According to the water records, in the 1920s and 1930s, this property was owned by Gertrude Tilton. It is probable that Gertrude Chapman and Gertrude Tilton were the same person - that at some point in the early 1920s she re-married David A. Tilton and thus her new married name was Tilton.

In the years between 1918 and 1930, the small original dwelling was either significantly enlarged, or replaced with an entirely new larger dwelling. David A. and Gertrude Tilton owned and lived in the new house until David passed away circa 1929. Mrs. Tilton then continued to live here until circa 1950. In the 1940s, the property was owned by C.L. Chapman, who was probably the son of Gertrude (Chapman) Tilton.

For most of the 1950s and 1960s, this house was owned and occupied by Noel R. and Katherine Hancock. Noel had been born in Marion County, Iowa, on October 13, 1906, the son of George O. and Effie (Millen) Hancock. He moved to Longmont in 1932, gaining employment with the Golden Gravel Company (later known as Golden Transfer Company). In March 1935 he was married to Thelma Roberson. She presumably either passed away, or they were divorced, as in February 1952, he was married to Katherine Miklaus. Noel and Katherine lived together in this house throughout most of the 1960s and 1970s; however, at some point in time, Katherine passed away. Mr. Hancock moved next door to 638 Pratt Street in the late 1960s, where he lived for several more years until his own death on March 4, 2001 at the age of 94

During his productive years, in addition to working for the Golden Company, Mr. Hancock worked for a time with the Fred Harsch Lumber Company. Exceedingly active in civic affairs, Mr. Hancock was a 65-year member of the I.O.O.F. Lodge #29, having served for a time as its grand master. He was a renowned member of the Longmont Elks Club, Lodge #1055. In March 1975, he was named "Citizen of the Year" by the Elks Club for "outstanding and meritorious service to humanity." The award, in part, was in recognition for his years of service, in driving people to the hospital or the doctor's office, when they had no other means of transportation, for his weekly visits to area nursing homes, and for the pints of blood, which he donated on a regular basis.

In the 1970s and 1980s, this property was owned and occupied by the Joe E. Miller family. The property's current owners are James R. and Roxanne J. Jenson. They have owned and lived here since 1991.

Architectural Inventory Form

Page 5 of 8

36. Sources of information:

"Noel R. Hancock." (obituary) Longmont Times-Call, March 6, 2001, p. B-6.

Longmont City Directories.

"Elks Name Noel Hancock Citizen of the Year. Longmont Times-Call, March 24, 1975.

Boulder County Assessor Property Records.

Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

Sanborn Fire Insurance maps.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Longmont Standards for Designation:

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Architectural Inventory Form

Page 6 of 8

-
39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth during the period of significance. It is also architecturally significant, to a modest extent, for its unstylized side-gabled plan, and for the garage's cambered roof with a false-front gable. Despite some loss of integrity this property appears to retain sufficient significance and integrity to be considered eligible for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions, but rather modest exterior alterations, to the dwelling following the end of the period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
Discuss: **This property is located outside the boundaries of Longmont's Westside Historic District. Historic properties on this side of the 600 block of Pratt Street, are too few in number, and do not collectively appear to have sufficient integrity and significance to become part of a National Register district.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

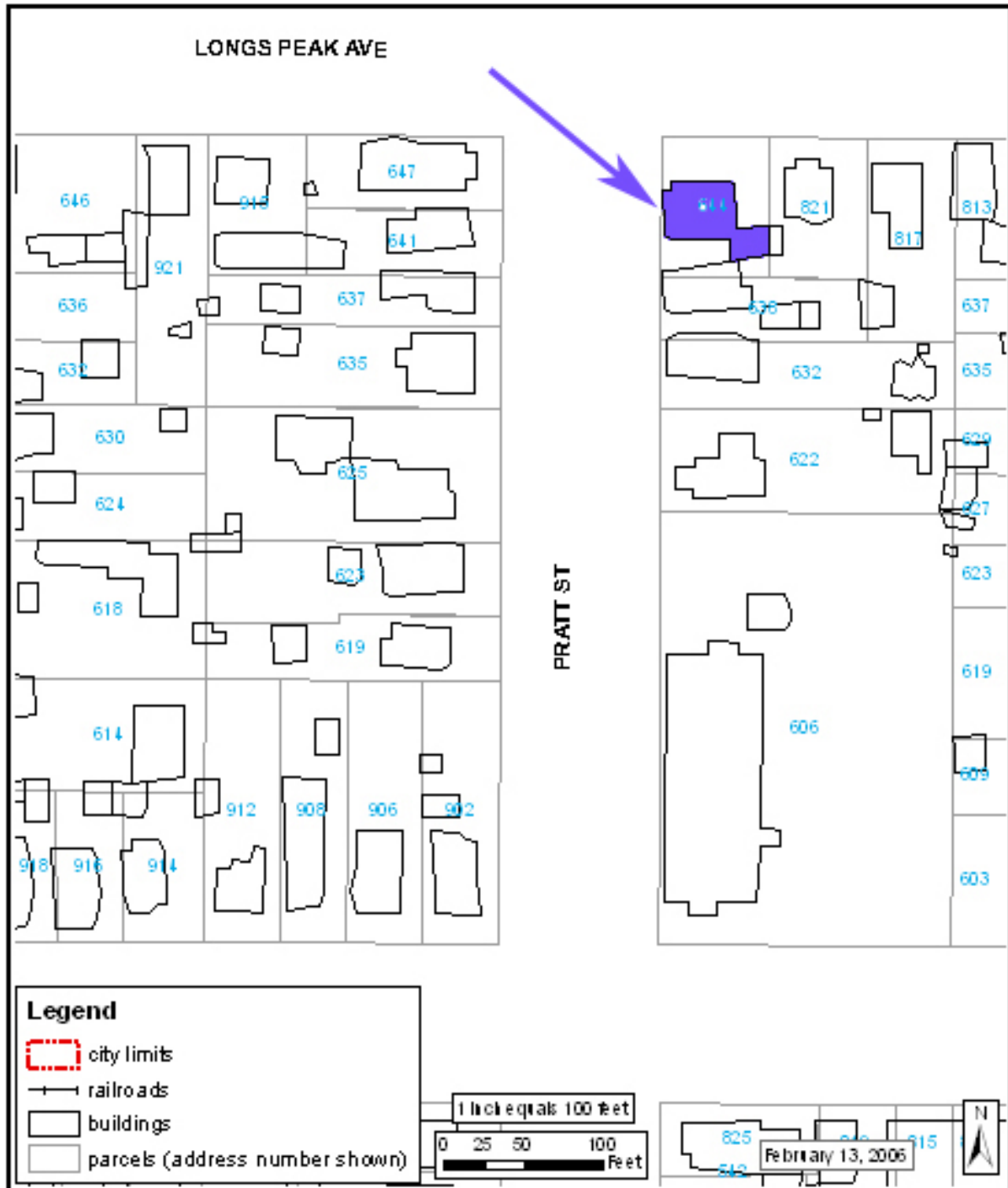
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 133-139,
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division
49. Date(s): **11/10/05** **Civic Center Complex**
50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Timothy Wilder **Longmont, Colorado 80501**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525
53. Phone number(s): **(970)493-5270**

Architectural Inventory Form

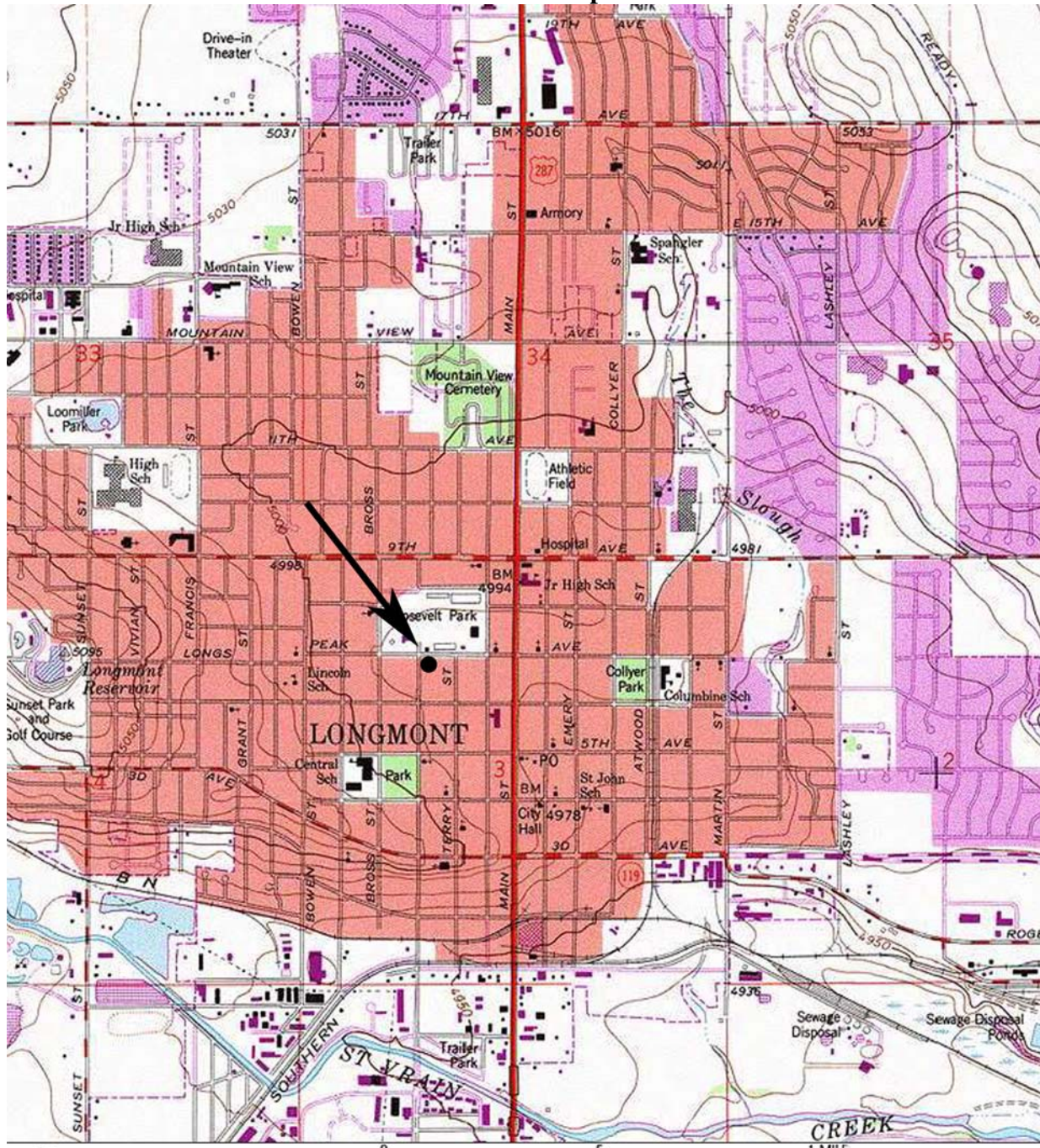
Page 7 of 8

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)